

Town Clerk

PZC Regular Meeting Minutes 1/17/2013 1/4

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, January 17, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

**RECEIVED
VERNON TOWN CLERK
13 FEB -4 PM 3:41**

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:01 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi and Dan Anderson.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for William Roch
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ◆ **Harry Thomas, seconded by Charles Bardes moved a Motion to Adopt the Agenda as amended to January 16, 2013. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Special Permits and a Site Plan of Development for property at #444 Hartford Turnpike, dated January 8, 2013.**

2.3 Acceptance of Minutes

- ◆ **Adoption of the Regular Meeting minutes of December 20, 2012 moved to the February 7, 2013 meeting.**
- ◆ **Adoption of the Regular Meeting minutes of January 3, 2013 moved to February 7, 2013 meeting.**

2.4 Approval of Annual Meeting Schedule

- ◆ **Harry Thomas, seconded by Charles Bardes moved a Motion to Adopt the Annual Meeting Schedule.**
 - **January 3, 2013, January 17, 2013, February 7, 2013, February 21, 2013, March 7, 2013, March 21, 2013, April 4, 2013, April 18, 2013, May 2, 2013, May 16, 2013, June 6, 2013, June 20, 2013, July 18, 2013, August 1, 2013, August 15, 2013, September 5, 2013, September 19, 2013, October 3, 2013, October 17, 2013, November 7, 2013, November 21, 2013, December 5, 2013, December 19, 2013, January 2, 2014 and January 16, 2014.**
- ◆ **Motion carried unanimously.**

2.5 Election of Officers

- ◆ **Nominations for Chairman:**

- **Charles Bardes, seconded by Ron Scussel nominated Chester Morgan for Chairman.**
- **Chester Morgan accepted the nomination.**
- **Harry Thomas, seconded by Victor Riscassi nominated Francis Kaplan for Chairman.**
- **Francis Kaplan accepted the nomination.**
- **Charles Bardes, seconded by Harry Thomas moved a motion to close nominations for Chairman.**
- **Vote for Chairman was completed by Paper Ballot vote per the Commission By-Laws.**
- **Francis Kaplan was elected as Chairman with a vote of 4-3.**
- ◆ **Chester Morgan relinquished the Chair to Francis Kaplan.**
- ◆ **Nominations for Vice-Chairman**
 - **Chester Morgan, seconded by Ron Scussel nominated Charles Bardes for Vice-Chairman.**
 - **Charles Bardes accepted the nomination.**
- ◆ **Nomination for Secretary**
 - **Francis Kaplan, seconded by Harry Thomas nominated Victor Riscassi as Secretary.**
 - **Victor Riscassi accepted the nomination.**

3. Public Hearings

4. Other Business

4.1 Receipt of Applications

4.1.1 Application of Loom City Lofts, LLC (PZ-2012-23) for a Site Plan of Development and Special Permit for Adaptive Re-Use Development for Loom City Lofts at #215 & #225 East Main Street (Assessor's ID: Map #45, Block #123, Lot/Parcel 16 and Assessor's ID: Map #45, Block #123, Lot/Parcel #18)

- ◆ **Chester Morgan, Harry Thomas moved a motion to receive the application. Motion carried.**
- ◆ **Attorney Dorian Famiglietti spoke to the merits of PZ-2012-23 and prior acceptance of the application without a quorum at the previous meeting.**
- ◆ **Leonard Tundermann, Town Planner indicated to the commission that the application was officially receive by the commission on January 3, 2013 even though a quorum was not present for the commission.**
- ◆ **Charles Bardes questioned if it was necessary to hold a public hearing on the application.**

- ◆ Leonard Tundermann, Town Planner indicated that a Public Hearing was not required for the modification of the previously approved Site Plan.
- ◆ Present were: Attorney Dorian Famiglietti, Kahan Kerensky & Capossela; Marc Cassler, GeoQuest Inc.; Joe Renn, Bongiovanni Group Inc., Joseph Vallone, Loom City Lofts, LLC.
- ◆ Attorney Dorian Famiglietti reviewed the previous application approval.
 - Previous Site Plan approvals are valid until September 2014 based on action of the State Legislature.
 - Proposing to change location of the primary driveway.
 - Reduction in proposed office space
 - Reduction in impervious coverage for the parking lot.
 - Traffic Authority has approved the location change for the proposed driveway entrance.
- ◆ Joe Wren, Bongiovanni Group Inc.:
 - Under the prior approval the Turbine structure and building adjacent to the smokestack was removed.
 - 80,000 sq/ft coverage currently existing on site;
 - 120,000 sq/ft impervious coverage was approved with the 2005 Plan;
 - Reducing impervious coverage to 90,000 sq/ft under proposed modification.
 - Inland Wetlands Commission has approved the application.
 - New access driveway will go through the property acquired at 225 East Main Street.
- ◆ Attorney Dorian Famiglietti indicated that the Local Historic Properties Commission (LHPC) has reviewed and approved the removal of the structure at 225 East Main Street.
- ◆ Joe Wren indicated that Department of Transportation has reviewed the site lines for the proposed change for the driveway entrance.
- ◆ Attorney Dorian Famiglietti indicated that the Traffic Authority did not require a new traffic study due to the reduction in site traffic.
- ◆ Joe Wren indicated that two (2) handicap spaces would be located on the lower parking lot and three (3) on the upper parking lot.
 - Will be utilizing depressed parking islands for parking lot water infiltration through the collection system.
 - FEMA has adjusted the flood mapping for the 100 year flood level to allow for occupancy on the 1st floor.
 - Fire Marshal had requested a grass paver area for emergency vehicle parking access at the front of the site with break away bollards.
 - Landscape & Lighting (Sheet L1 3 of 7):
 - Low maintenance grasses will be utilized on slopes and parking islands.
 - Perimeter and islands will have pole lights;
 - Bollard style lights will be placed along the entrance drive.
 - No light spillover to adjacent parcels is expected.
 - ESCP
 - Utilizing hydrodynamic separator for removal of suspended solids prior to infiltration.
 - Trash enclosure detail was added to the plans at the request of Staff.
 - Parking requirement calculations were reviewed (Sheet SSP-1).

- ♦ **Charles Bardes questioned the access for emergency responders and vehicles on the North side of the structure.**
- ♦ **Joseph Vallone indicated that the entire structure is sprinklered and has a stand pipe system in the building.**
- ♦ **Charles Bardes questioned dumpster access for tenant trash.**
- ♦ **Joseph Vallone indicated that the trash would be collected in the building and transferred to the dumpster by the Superintendent.**
- ♦ **Charles Bardes questioned if the public would have access to the sidewalks installed on the North side of the structure.**
- ♦ **Joseph Vallone indicated that the proposed sidewalks would be for use of the tenants only.**
- ♦ **Chester Morgan questioned timetable for future development plans if approved.**
- ♦ **Discussion took place regarding the development plans going forward.**
- ♦ **Dan Anderson, seconded by Harry Thomas moved a Motion to approve the Site Plan of Development modifications. Motion carried unanimously.**

4.1.2 Application [PZ-2013-01] of Vernon Planning Department for a Zone Amendment to the Regulations for Section 4.9.2, 4.9.34.9.4 and 11.1 to restrict the sale of used vehicles.

- ♦ **Chester Morgan, Ron Scussel moved a Motion to accept the application.**
- ♦ **Ron Scussel, seconded by Charles Bardes moved a Motion to schedule a Public Hearing on February 21, 2013. Motion carried unanimously.**

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

♦

5. Adjournment.

- ♦ **Chester Morgan, seconded by Harry Tomas moved a Motion to Adjourn. Motion carried unanimously.**
- ♦ **Meeting Adjourned at 8:10 P.M.**

James Krupinski
Recording Secretary